

# \$1,550,000 - Nw 14-72-5-w6 .., Rural Grande Prairie No. 1, County of

MLS® #A2165275

**\$1,550,000**

0 Bedroom, 0.00 Bathroom,  
Land on 127.11 Acres

Hawker Industrial Park, Rural Grande Prairie  
No. 1, County of, Alberta

This expansive 127-acre AG-zoned property presents a rare opportunity for future development, ideally located just four minutes east of Grande Prairie with convenient access from Range Road 51 or 52 and unparalleled proximity to Highway 43. As part of an approved Area Structure Plan (ASP), this land features a paved road through the quarter and offers immense potential for investors and developers. Its close proximity to the established Hawker Industrial Parks combines the advantages of a large-scale property with the affordability of a single lot. Nearby infrastructure, including municipal water, Telus fiber, Atco gas, and electricity services on neighboring quarters, reduces costs and streamlines development. With significant sunk costs already invested, this property is ready for immediate progress. Don't miss this exceptional opportunity—contact a Commercial Realtor today to learn more about this prime development-ready land.



## Essential Information

|           |             |
|-----------|-------------|
| MLS® #    | A2165275    |
| Price     | \$1,550,000 |
| Bathrooms | 0.00        |
| Acres     | 127.11      |

|          |                 |
|----------|-----------------|
| Type     | Land            |
| Sub-Type | Commercial Land |
| Status   | Active          |

### **Community Information**

|             |                                       |
|-------------|---------------------------------------|
| Address     | Nw 14-72-5-w6 ..                      |
| Subdivision | Hawker Industrial Park                |
| City        | Rural Grande Prairie No. 1, County of |
| County      | Grande Prairie No. 1, County of       |
| Province    | Alberta                               |
| Postal Code | T8X 0T1                               |

### **Additional Information**

|                |                   |
|----------------|-------------------|
| Date Listed    | January 9th, 2025 |
| Days on Market | 102               |
| Zoning         | AG                |

### **Listing Details**

|                |                       |
|----------------|-----------------------|
| Listing Office | RE/MAX Grande Prairie |
|----------------|-----------------------|

Data is supplied by Pillar 9â„¢ MLSÂ® System. Pillar 9â„¢ is the owner of the copyright in its MLSÂ® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLSÂ®, Multiple Listing ServiceÂ® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.